

Urban Renewal Plan Section	Urban Renewal Plan Citation	CHAP	TransForm Baltimore Zoning Code	Other law/poicy	Notes
<b>Urban Renewal Plan</b> <u>Project Description</u> <u>Land Use and Off-Street Parking Provisions</u> Office-Residential  <u>Types of Renewal Actions That Will Be Used to Achieve the Plan</u> Demolition Review for Structures within CHAP City Historic Districts Removing Development Rewards for Partially or Totally Demolishing Landmarks or Contributing Structures Design Review Process Other Remedies for Noncompliance <u>General Development and Redevelopment Controls</u> Design Guidelines Height Limits  Parking Provisions  Maintenance Standards  Creation and Preservation of Affordable, Permanent Housing <u>Interpretation</u> <u>Term of the Plan</u> <u>Proceedures for Amending the Plan</u> <u>Other Provisions Necessary to Meet Requirements of State and Local Laws</u>  <u>Severability</u> <u>Applicability</u>	A B B5  C C1 C2  C3 C4 D D1 D2  D3  D4  D5 E F G H  I J	    X Guidelines 6.7  X  X X    Higher code enforcement penalties in CHAP districts   	  16-3, more strict than URP          15-504  Title 16, parking maximums only in TOD zones   	      Building, Fire Codes     Building Code  Inclusionary Housing law  Basic land use law  Basic land use law	          Unintended consequences? What if a contributing building is demolished with community support?          What do we want to do with the height bonuses?  Parking maximums seem to conflict with the desire to create additional parking within the neighborhood...      No waiver provision, no community input Expires in 2016 Requires City Council ordinance Zoning still applies, stricter governs for height limits   Can be superceded by a PUD, stricter governs
<b>Appendix A: Design Guidelines for Alteration/Addition to Existing Contributing Structures</b>	Appendix A	X			Text references old CHAP Guidelines, should be governed by CHAP not URP
<b>Appendix B: Design Guidelines for New Construction</b>	Appendix B	X			
<b>Appendix C: Addition Design Guidelines and Standards for Accessory Elements That are Attached to Both Renovated and New Buildings</b> <u>Guidelines and Standards</u> Shutters Fabric Awnings and Canopies  Security Grilles and Bars	Appendix C  Appendix C, I Appendix C, IA Appendix C, IB  Appendix C, IC	  X X  X	  17-8, awnings/canopies with signs		  Conflicts with CHAP Guidelines

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Standards for Signs	Appendix C, ID	X	Title 17		Doesn't differentiate between historic buildings and new construction, conflicts with CHAP Guidelines, new signage rules in TransForm Baltimore are more restrictive than existing Zoning Code
Lighting	Appendix C, IE	X	New restricts on TV dishes in V 3.0		
Antennas and Roof Mounted Equipment	Appendix C, IF	X			
Roof Decks	Appendix C, IG	X			
Review of Plans	Appendix C, II	X	X	Building Code, etc.	
Compliance	Appendix C, III	X	X	Building Code, etc.	Unintended consequences for alleys that are technically streets?
Appendix D: Design Guidelines and Standards for Site Plans	Appendic D		Titles 15 and 16, Landscape Manual	SPRC process/Developer's Guidebook	Some provisions are unenforcable, others are redundant or conflict with other standards
Appendix E: Maintenance Standards for Private Properties	Appendix E	Higher code enforcement penalties in CHAP districts		Building, Housing Codes	Unenforcable, others are redundant or conflict with other standards